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**Middle Street, Walker, Newcastle upon Tyne**  
**£ 54,950**

Dont miss this opportunity to purchase a two bedroom ground floor flat situated on Middle Street in Walker.

Great for investors expanding their portfolio and could potentially receive a 13% yield based on a £650 pcm rent.

This would also be a great step for first time buyers looking to get on the property ladder.  
The property is fully double glazed and has gas central heating throughout.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.2 Mile

Benfield School ... 1.2 Mile

Walkergate Community School ... 0.9 Mile

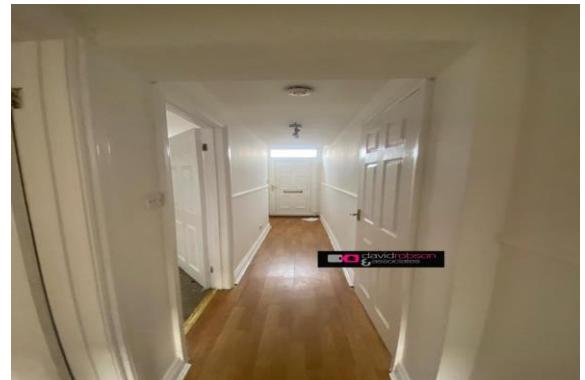
RVI Hospital ... 4.3 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.

## ENTRANCE PORCH

Entrance hall



## LOUNGE

The large lounge area has plenty space to kick back and relax



## KITCHEN

The kitchen area is full of units for the everyday essentials.



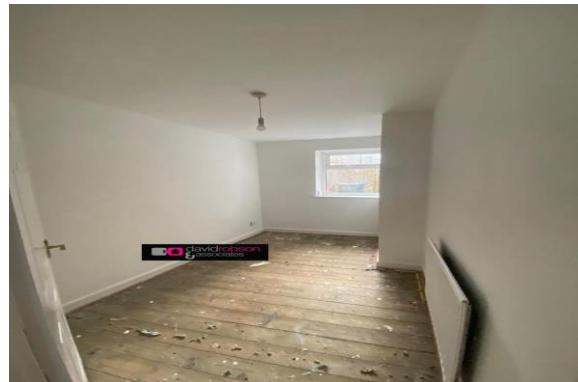
## MASTER BEDROOM

The master bedroom is to the front of the property.



## BEDROOM 2

The small bedroom is to the rear.



## BATHROOM

The bathroom to the rear is complete with a bath and overhead shower, as well as a wc and pedestal hand basin.



## EPC

EPC Rating - D

176, Middle Street NEWCASTLE UPON TYNE NE6 4BY	Energy rating <b>D</b>
Valid until <b>8 December 2025</b>	Certificate number <b>0888-4974-7252-1905-5924</b>
<b>Property type</b>	Ground-floor flat
<b>Total floor area</b>	68 square metres

## AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.